

119.48 ACRES

HUTCHINSON COUNTY LAND

- FRIDAY, OCTOBER 29TH AT 10:30AM -

ADA
KOERNER
ESTATE

"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



**119.48 ACRES OF SILVER LAKE TWP. HUTCHINSON COUNTY, SD LAND
OFFERED IN 2-TRACTS – POWERFUL TILLABLE LAND WITH HIGHWAY FRONTAGE**

In order to settle the estate of Ada Koerner, we will offer the following land for sale at public auction located in the Wieman Auction Facility located from Marion, SD 1-mile south and ½ mile west on Hwy. 44 on:

**FRIDAY OCTOBER 29TH
10:30 A.M.**

It is our privilege to offer these two desirable tracts of land that have been well farmed and managed. Both have acres just coming out of CRP contracts so the new buyer can leave in grass or break and place back in production. Come take a look. Lots of possibilities for the farmer or investor.

TRACT ONE: 79.59 ACRES

LEGAL: The E ½ of the SE ¼ of Section 19, 100-56 Hutchinson County, South Dakota.

LOCATION: From the junction of Hwy. 44 & Bridgewater Oil go 4-miles north west side of the road or from Bridgewater, SD go 5-miles south on 435th Ave west side of the road.

- 39.70 acres currently under cultivation. Balance was enrolled in CRP that expires on 9-30-2021. FSA reports potential for 73.17 acres tillable with 3.51 acres in low spots and balance in RROW.
- Soil production index of 75.8. Predominant soils Clarno loam (82) & Clarno-Bonilla (88)
- Annual Taxes \$1,653.46. New buyer able to farm or lease out for the 2022 crop year.
- Aerial & soil maps along with base & yield info and all pertinent info found in the buyers packet

TRACT TWO: 39.89 ACRES

LEGAL: The N ½ of the N ½ of the NE ¼ of Section 30, 100-56 Hutchinson County, South Dakota.

LOCATION: Directly south of Tract One or at the junction of 435th Ave. & 271st St.

- 23.93 acres currently under cultivation. Balance was enrolled in CRP that expires on 9-30-21. FSA reports potential for 35.44 acres tillable with 2.36 acres in low spots balance RROW.
- Soil Production index of 78.6. Predominant soils include Clarno-Bonilla loams(88) and Clarno loam (82)
- Annual Taxes are \$846.19. New buyer able to farm or lease out for the 2022 crop year.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Drone video footage of the property and buyers packets can be viewed on www.wiemanauktion.com or calling the auctioneers at 800-251-3111.

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before Wednesday Dec. 1st 2021. Personal representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2021 taxes. Buyer will be responsible for all 2022 taxes due in 2023. Sold subject to personal representatives approval and all easements of record. Remember auction held at the Wieman Auction Facility come prepared to buy!!

**ADA KOERNER ESTATE – OWNER
DENNIS WOLLMAN – PERSONAL REP.**

Wieman Land & Auction Co. Inc.
Marion, SD 800-251-3111

Mike Fink Law Office
Closing Agent 605-729-2552

Aerial Map



Map Center: 43° 27' 56.13, -97° 30' 37.42



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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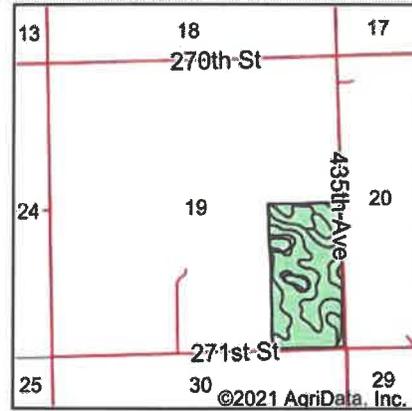
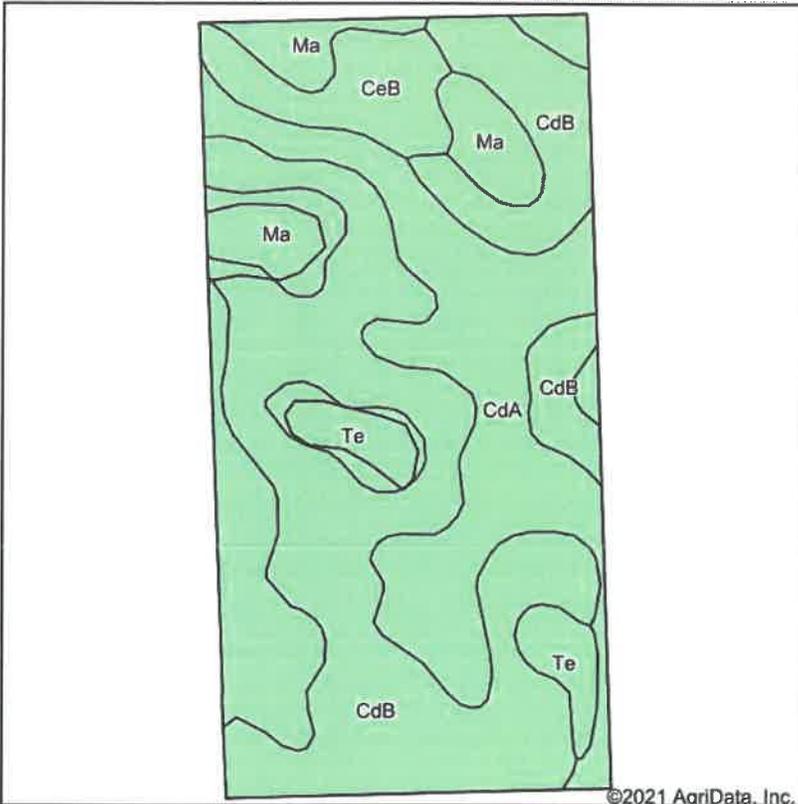
19-100N-56W
Hutchinson County
South Dakota



9/8/2021

Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **19-100N-56W**
 Township: **Silver Lake**
 Acres: **76.68**
 Date: **9/8/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CdB	Clarno loam, 2 to 6 percent slopes	36.11	47.1%	Ile		82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	24.40	31.8%	IIc		88
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	6.80	8.9%	VIIIw		10
CeB	Clarno-Davison loams, 2 to 4 percent slopes	4.82	6.3%	Ile	IIle	79
Te	Tetonka silt loam, 0 to 1 percent slopes	4.55	5.9%	IVw		56
Weighted Average						75.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hutchinson County, South Dakota



- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2021 Program Year

Map Created December 17, 2020

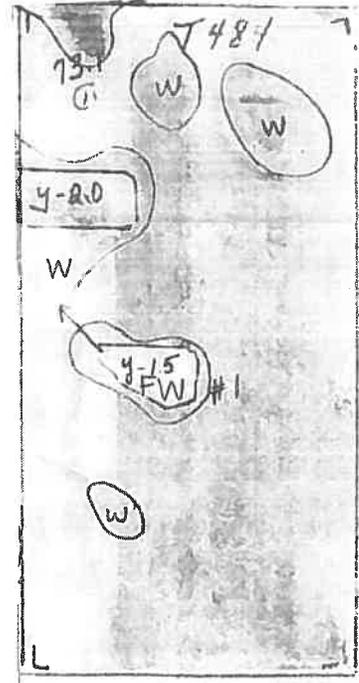
Farm 11278

19-100N-56W-Hutchinson

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

TRACT 1

E²S⁴ 19-100-56



TRACT 2

NOT TO SCALE



N²N²NE⁴ 30-100-56

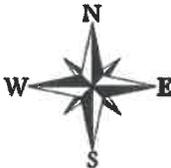
Aerial Map



Map Center: 43° 27' 4.15, -97° 30' 37.13



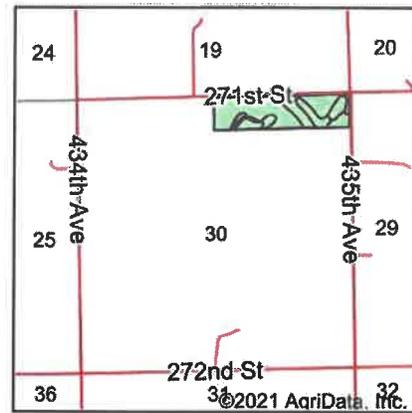
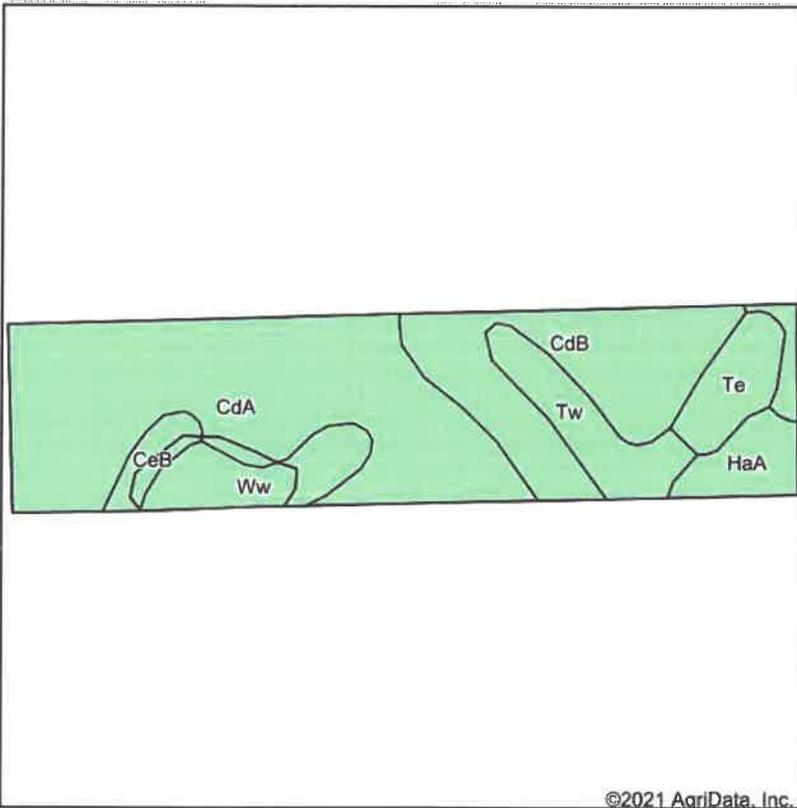
30-100N-56W
Hutchinson County
South Dakota



9/8/2021

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **30-100N-56W**
 Township: **Silver Lake**
 Acres: **37.79**
 Date: **9/8/2021**



Maps Provided By:



Area Symbol: SD602, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	18.15	48.0%	IIc		88
CdB	Clarno loam, 2 to 6 percent slopes	8.36	22.1%	IIe		82
Tw	Tetonka and Whitewood silty clay loams	3.11	8.2%	IVw		73
Ww	Worthing silty clay loam, 0 to 1 percent slopes	2.94	7.8%	Vw		30
Te	Tetonka silt loam, 0 to 1 percent slopes	2.25	6.0%	IVw		56
HaA	Hand loam, 0 to 3 percent slopes	1.92	5.1%	IIc		84
CeB	Clarno-Davison loams, 2 to 4 percent slopes	1.06	2.8%	IIe	IIIe	79
Weighted Average						78.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Hutchinson County, South Dakota



Common Land Unit

	CRP
	Tract Boundary
	PLSS
	Non-Cropland
	Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2021 Program Year

Map Created December 17, 2020

Farm 11277

30-100N-56W-Hutchinson

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South Dakota

U.S. Department of Agriculture

Prepared: 8/26/21 12:07 PM

Hutchinson

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name DOCKENDORF, LEE M	Farm Identifier	Recon Number 2017 - 1
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Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 1297A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.76	73.25	73.25	0.0	0.0	0.0	33.55	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	39.7	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.6	139	0.00
SOYBEANS	3.1	46	33.50
Total Base Acres:	39.7		

Tract Number: 484 Description J2L/ ESE 19-100-56
 FSA Physical Location : Hutchinson, SD ANSI Physical Location: Hutchinson, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.76	73.25	73.25	0.0	0.0	0.0	33.55	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	39.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.6	139	0.00
SOYBEANS	3.1	46	33.50
Total Base Acres:	39.7		

Owners: KOERNER, ADA

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Oplinger Abstract & Title, Inc.
PO Box 133
Olivet, SD 57052-0133
Telephone: (605) 387-2335
Fax: (605) 387-2337

Office File No.: TI-4564

1. Effective Date: September 7, 2021, 8 AM

2. Policy or Policies to be issued:

A. Owner's Policy(6/17/06) Standard Coverage Extended Coverage

Amount: \$1,000.00 / To Be Determined.

Proposed Insured: To Be Determined.

B. ALTA Loan Policy(6/17/06) Standard Coverage Extended Coverage

Amount:

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

The heirs or devisees of Ada Koerner, deceased, their interest being subject to the administration of the estate of said decedent in Hutchinson County, Probate Case No. 33PRO21-000021, wherein Dennis Wollman is appointed Personal Representative of said estate.

5. The land referred to in this Commitment is described as follows:

The E½SE¼ of Section 19;

AND

The N½N½NE¼ of Section 30;

ALL BEING IN Township 100 North, Range 56 West 5th P.M.,
Hutchinson County, South Dakota.

Parcel Identification Numbers: 100.56.19.4010 E½SE¼-19-100-56
100.56.30.1010 N½N½NE¼-30-100-56

SCHEDULE A

Commitment – Stewart Title Guaranty Company
0042 ALTA Commitment (6/17/06)

SCHEDULE B-SECTION 1

Office File No.: TI-4564

Page 1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

C. SPECIAL EXCEPTIONS:

(See Schedule B-Section 2 beginning on next page)

SCHEDULE B-SECTION 1

Commitment – Stewart Title Guaranty Company

SCHEDULE B-SECTION 2

Office File No.: TI-4564

Page 1

SPECIAL EXCEPTIONS:

1. Real Estate Taxes for year 2020 are paid in full in the following amounts:
 - \$1,653.46 upon the E $\frac{1}{2}$ SE $\frac{1}{4}$ -19-100-56.
 - \$846.14 upon the N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ -30-100-56.
2. Rights of the public in and to the following described parcels of land used for road purposes:
 - The statutory easement for section line road right-of-way.
 - A strip of land 7 feet wide being parallel and adjacent to the regular public road right-of-way along the East side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ -19-100-56, as recorded in Book AZ page 465 on June 26, 1935.
 - A strip of land 7 feet wide being parallel and adjacent to the regular public road right-of-way along the East side of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ -19-100-56, as recorded in Book BB page 373 on June 5, 1935.
 - A strip of land 7 feet wide being parallel and adjacent to the regular public road right-of-way along the East side of the NE $\frac{1}{4}$ -30-100-56, as recorded in Book AZ page 465 on June 26, 1935 **and** in Book AZ page 467 on July 1, 1935.
3. Easement for the construction, operation, and maintenance of rural water system and rights incidental thereto as set forth in a document granted to B-Y WATER DISTRICT (no representation is made as to the present ownership of said easement) affecting the N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ -30-100-56, as recorded in Book E4 page 615 on May 28, 1987.
4. Claim of vested drainage rights for the drainage of water from the N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ -30-100-56 onto the West 85 acres of the NW $\frac{1}{4}$ -29-100-56, and rights incidental thereto as set forth in a document recorded in Book D3 page 129 on June 26, 1992.
5. Easement for the construction, operation, and maintenance of electric lines and rights incidental thereto as set forth in a document granted to SOUTHEASTERN ELECTRIC COOPERATIVE (no representation is made as to the present ownership of said easement) affecting a 15-foot strip of land following the East boundary of the property line of the E $\frac{1}{2}$ SE $\frac{1}{4}$ -19-100-56 and the N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ -30-100-56, as recorded in Book E9 page 275 on December 30, 2015.

----- End of Schedule B -----

This Commitment is not valid without Schedule B-Section 1

SCHEDULE B-SECTION 2

Commitment - Stewart Title Guaranty Company

119.48 ACRES

HUTCHINSON COUNTY LAND

**FRIDAY,
OCTOBER 29TH
AT 10:30AM**

*Auction held at the
Wieman Auction Facility
located at 44628 SD Hwy
44, Marion, SD 57043*

Tschetter
Slough
State Public
Shooting Area

TERMS: Cash sale with 15% (non-refundable) down payment auction day with the balance on or before Wednesday Dec. 1st 2021. Personal representatives deed to be granted with the cost of title insurance split 50-50 between buyer and seller. Seller to pay all of the 2021 taxes. Buyer will be responsible for all 2022 taxes due in 2023. Sold subject to personal representatives approval and all easements of record. Remember auction held at the Wieman Auction Facility come prepared to buy!



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